



UPPER FLOORS WITH SIGNIFICANT RESIDENTIAL POTENTIAL SUBJECT TO STATUTORY CONSENTS

UPPER FLOORS AT 6 KING STREET, LUDLOW, SHROPSHIRE, SY8 1AQ

- Located in the centre of the sought after town of Ludlow
- Significant residential potential(subject to statutory consents/previous residential consent granted)
- Total Gross Internal Floor Area arranged over three floors approximately 2,174 ft sq (201.98 m sq)
- Self contained external access from Church Walk
- Significant potential

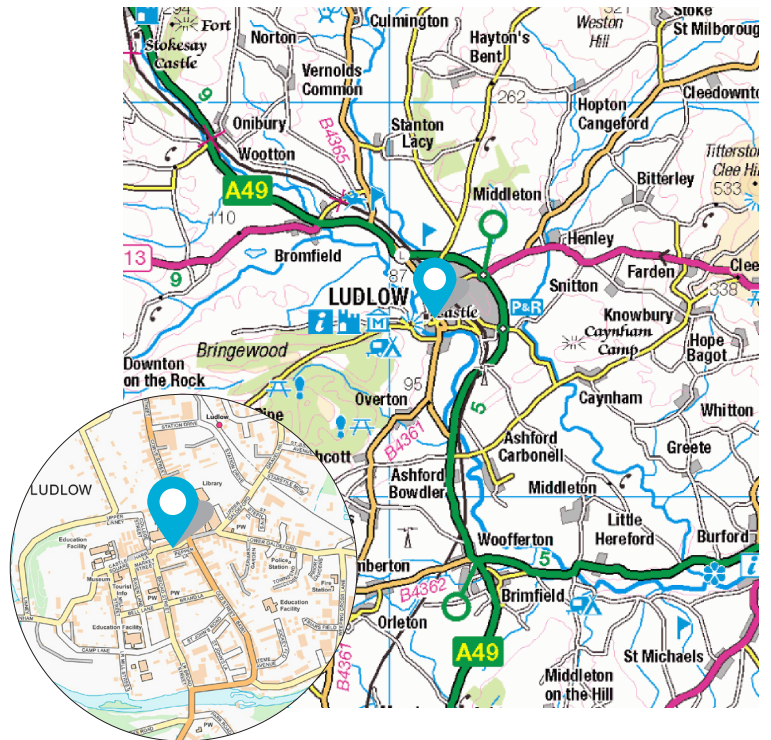
PRICE: Offers in the region of £350,000 (Exclusive)

LOCATION

The property forms part of a property fronting onto King Street in the town centre of the sought after town of Ludlow. The property is accessed from Church Walk that is an attractive pedestrian access off King Street. The property enjoys an attractive location in the town centre of Ludlow being located adjacent to St Laurence's Church and in in the established commercial retail centre of Ludlow with all local amenities available. The surrounding occupiers include Crew, WH Smith and Costa.

Ludlow is an established market town and administrative centre serving the south of the county of Shropshire. The town also benefits from a strong tourist trade due to it's wealth of historic buildings and annual events including the acclaimed Food Festival, the Medieval Festival and Classic and Historic Car Rally.

Ludlow is situated approximately 30 miles from the county town of Shrewsbury and approximately 24 miles from the City of Hereford, which is to the south.



DESCRIPTION

The property offers the rare opportunity to acquire the three upper floors of a four storey property in the sought after town of Ludlow that ideally lend themselves to residential conversion. The property forms part of a characterful Grade 2 listed property with Crew trading on the ground floor.

The property comprises of the first, second and third floors of the property that provide a Total Gross Internal Floor Area of approximately 2,174 ft sq (201.98 m sq). The property will be accessed via Church Walk and there is an external staircase providing access from a rear enclosed yard area that is shared with the ground floor shop unit, further details are available from the selling agents upon request.

The property is in shell condition ready for development and has previously benefited from a residential consent. The property would ideally lend itself, subject to statutory consents, to a single residential unit or a variety of residential flats and its potential can only be fully appreciated by undertaking a full inspection of the property.

ACCOMMODATION

(All measurements are approximate only)

The property is accessed via an external staircase leading to the first floor and comprises as follows:

	SQ M	SQ FT
FIRST FLOOR		
Room 1	17.804	191.59
Room 2	23.315	251.01
Room 3	29.414	316.56
Room 4	19.438	209.25
SECOND FLOOR		
Room 5	30.879	332.38
Room 6	18.469	198.8
Room 7	9.585	103.22
Room 8	21.405	230.45
THIRD FLOOR	31.673	340.89
TOTAL NET INTERNAL FLOOR AREA	201.98	2,174

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

COUNCIL TAX/RATEABLE VALUE

To be assessed

EPC

To order

TENURE

The property is offered for sale on a new long leasehold tenure being a 999 year lease at peppercorn with an apportioned liability for the maintenance of the communal property structure and shared services- further details available from the selling agents upon request.

PLANNING

Prospective purchasers should make their own enquiries to the local planning authority

The property is understood to form part of a property that is Grade 2 Listed.

The property would lend itself to a fantastic residential conversion, subject to statutory consents.

The property has previously benefited from a lapsed residential planning consent.

The property would lend itself to commercial uses subject to statutory consents.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the transaction.

SERVICES

(Not tested at the time of inspection)

Mains water, electricity, drainage and gas are understood to be available subject to the normal connection charges. Rights to provide service connections to the subject property will be granted over the retained property as required.

VAT

The property is understood not to be elected for VAT

LOCAL AUTHORITY

Shropshire Council,
Shirehall,
Abbey Foregate,
Shrewsbury,
SY2 6ND

PRICE

Offers in the region of £350,000 (Exclusive)



VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

James Evans

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Commercial Department

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